



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF WYLIE, COLLIN COUNTY, TEXAS	Sage Creek, described as a portion of the Moses Sparks Survey, Abstract No. 849, in the Special Warranty Deed recorded as Document No. 2005-0130277, in Volume 6003, Pages 4502 through 4507, in the Office of the County Clerk, Collin County, Texas  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 480759	
AFFECTED MAP PANEL	NUMBER: 48085C0415J	
	DATE: 6/2/2009	
FLOODING SOURCE: MUDDY CREEK (UPPER REACH)		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 33.020, -96.587 SOURCE OF LAT & LONG: ESRI: FEMA GEOCODE/GOOGLE MAPS      DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	Sage Creek, Phase 9	--	Portion of Property	X (shaded)	526.5 feet	--	527.8 feet

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION  
PORTIONS REMAIN IN THE FLOODWAY  
REISSUANCE

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the northwest tract corner; thence N89°28'04"E, 668.01 to the POINT OF BEGINNING; thence N89°28'04"E, 148.22 feet; thence S72°53'13"E, 198.38 feet; thence 106.11 feet along a curve to the right having a radius of 99.34 feet; thence 111.94 feet along a curve to the right having a radius of 99.34 feet; thence 270.14 feet along a curve to the right having a radius of 443.31 feet; thence 274.50 feet along a curve to the right having a radius of 443.31 feet; thence 184.13 feet along a curve to the left having a radius of 260.11 feet; thence 188.21 feet along a curve to the left having a radius of 260.11; thence 324.68 feet along a curve to the right having a radius of 632.73 feet; thence 328.35 feet along a curve to the right having a radius of 632.73 feet; thence 59.02 feet along a curve to the right having a radius of 85.92 feet; thence 60.24 feet along a curve to the right having a radius of 85.92 feet; thence S38°08'59"W, 22.19 feet; thence N12°06'27"W, 26.83 feet; thence N17°22'33"W, 68.50 feet; thence N25°58'01"W, 55.55 feet; thence N37°43'28"W, 150.17 feet; thence N50°13'31"W, 73.84 feet; thence N54°08'51"W, 78.35 feet; thence N44°27'50"W, 96.45 feet; thence N24°55'43"W, 83.35 feet; thence N18°48'27"W, 96.64 feet; thence N10°51'07"W, 64.59 feet; thence N22°05'23"E, 53.90 feet; thence N32°18'14"E, 60.68 feet; thence N03°00'58"W, 25.68 feet; thence N23°59'08"W, 106.37 feet; thence N16°55'16"W, 105.44 feet to the POINT OF BEGINNING.

### **PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)**

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate



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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### **REISSUANCE (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

The 12/19/1997, National Flood Insurance Program (NFIP) map has since been superseded by a new NFIP map dated 6/2/2009, for this community. Therefore, this document issues a new determination for the subject property based on the new 6/2/2009, NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

A handwritten signature in cursive script that reads "Kevin C. Long".

Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate